

MINUTES OF THE REGULAR MEETING OF THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

December 21, 2005

On December 21, 2005, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia, for two presentations at 6:50 p.m.

The Chairman apologized for having to reschedule the December 15, 2005 meeting due to inclement weather.

Without objection the FCRHA Chair modified the agenda to conduct the presentations in the reverse order.

County Executive Dialogue

County Executive Anthony Griffin, the first presenter, gave a brief overview on trends related to the FY 2007 County Budget. He reported that although real estate continued to be robust, there has been a slight slow down. He indicated that his proposed budget to the County will recommend a 5% increase over last year and 6% for the schools. Mr. Griffin also stated that his budget would include reducing the tax rate due to the continuing increase in assessments, the full replenishment of the County's "rainy-day fund", and the appropriation of \$20 million for the *Penny for Housing* program. He added that final decisions on the Advertised Budget will be made between the 10th and 15th of January. The County Executive thanked the FCRHA for giving him the opportunity to speak and requested that they let him know of any questions they may have on the budget. After responding to questions from the Commissioners, Mr. Griffin completed his presentation at 7:18 p.m. Commissioner McAloon requested that the County keep the revitalization programs and the program staff fully funded at the current level.

Agency Budget Presentation

Mary Lou Thompson, Accountant III, HCD Financial Management Division, began the second presentation to the FCRHA at 7:20 p.m. Ms. Thompson gave an overview on the Proposed HCD/FCRHA Fiscal Year 2007 Consolidated and Capital Operating Budget requests submitted to the Department of Management and Budget and provided an update on the Housing Choice Voucher and Public Housing Programs for FY 2007 program funding. She noted that there has been a significant increase in capital funding due to the Penny for Housing Program. Ms. Thompson informed the FCRHA that the Advertised Budget will be released in February, public hearings will be conducted in April, and the approved budget will be adopted in May. Commissioner Kershenstein requested that pie charts be prepared to show personnel costs and sources of funding. The charts will be a part of the May budget presentation.

After responding to questions from the Commissioners, Ms. Thompson concluded her presentation at 7:34 p.m.

The following Commissioners were present for a portion or all of the presentations: Conrad Egan, Ronald Christian, Martin Dunn, John Kershenstein, Elisabeth Lardner, John Litzenberger, Jr., Albert McAloon, Lee Rau, and Joan Sellers.

CALL TO ORDER

FCRHA Chair Conrad Egan called the meeting of the FCRHA to order at 7:35 p.m. FCRHA Commissioners present or absent for a portion or all of the meeting were as follows:

PRESENT

Conrad Egan
Ronald Christian
Martin Dunn
John Kershenstein
Elisabeth Lardner
John Litzenberger
Al McAloon
Lee A Rau
Joan Sellers

ABSENT

Willard Jasper
H. Charlen Kyle

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Paula C. Sampson, Director; Mary A. Stevens, Deputy Director; Kristina Norvell, Director, HCD Office of Public Affairs; Michael Trent, Network/Telecommunication Analyst II, Information Systems and Services; John Payne, Director, Design, Development and Construction (DD&C) Division; Tom Armstrong, Development Officer, DD&C; Gordon Goodlett, Development Officer, DD&C; Steve Solomon, Director, Financial Management Division (FMD); Joe Maranto, Fiscal Administrator, FMD; Mary Lou Thompson, Accountant III, FMD; Aseem Nigam, Director, Real Estate Finance and Grants Management Division (REFGM); Barbara Silberzahn, Chief, Homeownership and Relocation Services; Bonnie Conrad, Housing Services Specialist, Home Ownership and Relocation Services, and Winifred A. Clement, FCRHA Assistant. Other Fairfax County staff in attendance: Anthony H. Griffin, County Executive; Alan Weiss, Assistant County Attorney and FCRHA Counsel.

CITIZEN TIME

The FCRHA Vice Chair opened Citizen Time at 7:36 p.m. With no one signed up and no one in the audience wishing to speak, the Vice Chair closed Citizen Time at 7:37 p.m.

APPROVAL OF MINUTES

A motion was made by Commissioner Rau, seconded by Commissioner Litzenberger, that the FCRHA approve the Minutes of the October 27, 2005 Meeting. Commissioner Kershenstein noted that the Minutes did not indicate whether the several items that failed were unanimous or not – the votes were not listed. The Minutes will be corrected to reflect his observation. He also wanted to know why so many items failed. It was explained that they failed based on analysis made by staff.

A vote was taken; the motion carried, with Commissioners Kershenstein and McAloon abstaining.

Without objection, the Chair modified the Agenda to consider Information Item Number 12 ahead on the agenda to accommodate the Vice Chair, who would be leaving early. Resolutions Number 93-05 and 94-05 were also moved up on the agenda, without objection.

INFORMATION ITEM NUMBER 12.

Subordination Agreement with Robert Pierre Johnson (RPJ) Housing for Mount Vernon Gardens Apartments (Lee District)

HCD Director Paula Sampson gave a verbal report on Information Item 12, regarding entering a Subordination Agreement with RPJ Housing and seeking guidance from the FCRHA since this request was unprecedented. Ms. Sampson explained that RPJ Housing has proposed to refinance and take some cash out of the refinancing of a project which was partially funded by the FCRHA with CDBG funds. HCD has proposed that an agreement be signed with RPJ Housing, specifying that proceeds from the sales be used to further affordable housing in Fairfax County. After discussion, Ms. Sampson, Assistant County Attorney Alan Weiss and Aseem Nigam, Director of Real Estate Finance and Grants Management Division, responded to questions from the Commissioners. After further discussion the FCRHA advised HCD staff to proceed according to the guidance provided. Staff will return with a proposed policy on cash-out financing for FCRHA approval.

ACTION ITEMS

1. RESOLUTION NUMBER 89-05

APPROVAL OF SIX-MONTH EXTENSION OF THE FALLS CHURCH/JAMES LEE/SOUTHGATE NEIGHBORHOOD IMPROVEMENT PROGRAM AND CONSERVATION PLAN (PROVIDENCE DISTRICT)

The above titled item and resolution were deleted from the agenda but will be considered at the January 12, 2006 Special FCRHA Meeting. The Public Hearing was also deferred to the January 12, 2006 meeting.

2. RESOLUTION NUMBER 90-05

AUTHORIZATION TO: 1) PURCHASE UP TO TWO AFFORDABLE DWELLING UNITS AT HOLLY ACRES, 2) APPLY FOR A LOAN FROM A PRIVATE LENDER FOR A PORTION OF THE FINANCING OF THE ACQUISITION, SUBJECT TO APPROVAL OF A FINANCING PLAN BY THE BOARD OF SUPERVISORS, 3) REALLOCATE AND DISBURSE, SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS, FUNDS FROM EITHER COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) OR HOME INVESTMENT PARTNERSHIPS (HOME) TO HOLLY ACRES; AND 4) EXPEND UP TO \$300,000 FROM FUND 946, FCRHA REVOLVING DEVELOPMENT FUND, AS INTERIM FINANCING FOR THE PROPOSED ACQUISITIONS (LEE DISTRICT)

This above titled item and resolution were deleted from the agenda but will be considered at the January 12, 2006 FCRHA Special Meeting.

5. RESOLUTION NUMBER 93-05

APPROVAL OF A \$25,000 FAÇADE IMPROVEMENT PROGRAM (FIP) GRANT TO
GOVERNMENT CENTER INVESTMENTS, LLC, OWNERS OF ENGLSIDE CAR CARE,
8541 RICHMOND HIGHWAY, ALEXANDRIA, VIRGINIA 22309
(MOUNT VERNON DISTRICT)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby:

1. Approves a Richmond Highway Façade Improvement Program (the Program) grant in the amount of \$25,000 to Government Center Investments LLC, the owners of Engleside Car Care, located at 8541 Richmond Highway, Alexandria, Virginia 22309, on property also identified as Fairfax County Tax Map Number 1013 0902 B, subject to compliance with all of the Program requirements and the approved application documents and to be used solely for the purpose of façade improvements as described in the approved Program application documents; and

2. Authorizes the Chairman, Vice Chairman, or any Assistant Secretary on behalf of the FCRHA to execute and deliver all necessary or appropriate documents relating to the Richmond Highway Façade Improvement Program grant approved by the FCRHA for the project as outlined in the item presented to the FCRHA at its meeting on December 21, 2005.

RESOLUTION NUMBER 94-05

APPROVAL OF A \$25,000 FAÇADE IMPROVEMENT PROGRAM (FIP) GRANT TO
RICHMOND HIGHWAY, LLC, OWNERS OF FAST EDDIES AND STAPLES BUILDING,
6220 RICHMOND HIGHWAY, ALEXANDRIA, VIRGINIA 22303
(MOUNT VERNON DISTRICT)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby:

1. Approves a Richmond Highway Façade Improvement Program (the Program) grant in the amount of \$25,000 Grant Amount to Richmond Highway LLC, the owners of Fast Eddies and Staples Building, located at 6220 Richmond Highway, Alexandria, Virginia 22303 on property also identified as Fairfax County Tax Map Number 0833 01 0022C, subject to compliance with all of the Program requirements and the approved application documents and to be used solely for the purpose of façade improvements as described in the approved Program application documents; and

2. Authorizes the Chairman, Vice Chairman, or any Assistant Secretary on behalf of the FCRHA to execute and deliver all necessary or appropriate documents relating to the Richmond Highway Façade Improvement Program grant approved by the FCRHA for the project as outlined in the item presented to the FCRHA at its meeting on December 21, 2005.

A motion was made by Commissioner Lardner, seconded by Commissioner McAloon, that the FCRHA adopt Resolutions Numbers 93-05 and 94-05, respectively.

Brief comments were made by the representative of Government Center Investments, LLC. He thanked Southeast Fairfax Development Corporation and Commissioner Lardner for their support. After the discussion, he and Commissioner Lardner responded to questions from the Commissioners.

A vote was taken after discussion, and the motion to adopt Resolution Number 93-05 and 94-05 carried unanimously.

Commissioner Christian departed the meeting after consideration of Resolutions Number 93-05 and 94-05.

3. RESOLUTION NUMBER 91-05

AUTHORIZATION TO ADVERTISE FOR PUBLIC HEARING BY THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY (FCRHA) ON FEBRUARY 2, 2006 TO RECEIVE PUBLIC COMMENT REGARDING ITS OPTION TO PURCHASE UP TO FOUR AFFORDABLE DWELLING UNITS (ADUS) AT THE EAST MARKET AT FAIR LAKES, PHASE TWO DEVELOPMENT PURSUANT TO SECTION 2-810 (2) OF THE FAIRFAX COUNTY ZONING ORDINANCE AND IN ACCORDANCE WITH THE FCRHA POLICY ON THE ACQUISITION OF ADUS (SPRINGFIELD DISTRICT)

WHEREAS, pursuant to Section 2-810 (2) of the Fairfax County Zoning Ordinance, the FCRHA has an option to purchase up to one-third of all ADUs being offered for sale at any one development for up to 90 days after the offering is approved; and

WHEREAS, Sales Offering Agreements for thirteen ADUs at the East Market at Fair Lakes, Phase Two development are pending or soon to be submitted and the FCRHA will have the right to purchase up to four ADUs at this development; and

WHEREAS, the FCRHA has received an initial analysis, pursuant to its ADU acquisition policy adopted May 22, 2003, of the suitability of acquiring up to four ADUs at East Market at Fair Lakes, Phase Two and has deemed that a solicitation of public comments in connection with exercising its right to purchase up to four ADUs at East Market at Fair Lakes, Phase Two is warranted; and

WHEREAS, the FCRHA ADU acquisition policy provides that a public hearing before the FCRHA must be held prior to a decision being made on the acquisition of an ADU at any development;

NOW THEREFORE BE IT RESOLVED THAT the FCRHA authorizes advertisement of a public hearing regarding its option to purchase up to four ADUs at the East Market at Fair Lakes, Phase Two Subdivision to be held at its next regular meeting on February 2, 2006, in accordance with the guidelines in its ADU acquisition policy.

A motion was made by Commissioner Kershenstein, seconded by Commissioner McAloon, that the FCRHA adopt Resolution Number 91-05.

Commissioner Kershenstein thanked the Commissioners for their support of this item and then requested that corrections be made to Attachments 4, 5, and 6 of the item. A vote was taken to adopt Resolution Number 91-05 as corrected, and the motion carried unanimously.

4. RESOLUTION NUMBER 92-05

ALLOCATION OF A GRANT OF UP TO \$300,000 IN INVESTING IN COMMUNITIES PROGRAM (ICP) FUNDING TO THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY (FCRHA) FOR DESIGN AND CONSTRUCTION OF A SPRINGFIELD COMMERCIAL REVITALIZATION DISTRICT (CRD) ENHANCED PEDESTRIAN SAFETY AND CIRCULATION SYSTEM , SUBJECT TO BOARD OF SUPERVISORS APPROVAL (LEE DISTRICT)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby:

1. Allocates an Investing in Communities Program (ICP) grant totaling up to \$300,000 to the Fairfax County Redevelopment and Housing Authority (FCHRA) for the design and construction of a Central Springfield Commercial Revitalization District (CRD) Enhanced Pedestrian Safety and Circulation System; and,

2. Authorizes the Chairman, Vice Chairman, and any Assistant Secretary to execute any and all documents necessary to facilitate this action within the funding available within Fund 142, Community Development Block Grant, as identified in the item presented to the FCRHA at its meeting of December 21, 2005, subject to final approval by the Board of Supervisors.

A motion was made by Commissioner McAloon, seconded by Commissioner Kershenstein, that the FCRHA adopt Resolution Number 92-05. After a brief presentation by Robert Fields, Director of Revitalization Projects, a vote was taken and the motion carried unanimously.

6. RESOLUTION NUMBER 95-05

APPROVAL OF A GRANT OF UP TO \$191,233 IN INVESTING IN COMMUNITIES PROGRAM (ICP) FUNDING TO BUSINESS DEVELOPMENT ASSISTANCE GROUP, INC. (BDAG) FOR AN ANNANDALE COMMERCIAL REVITALIZATION DISTRICT (CRD) AND BAILEY'S CROSSROADS/SEVEN CORNERS COMMERCIAL REVITALIZATION DISTRICT (CRD) SMALL BUSINESS START-UP, EXPANSION AND RETENTION SERVICES PROJECT, SUBJECT TO BOARD OF SUPERVISORS APPROVAL (MASON DISTRICT)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby:

1. Approves of a Grant of up to \$191,233 in Investing in Communities Program (ICP) Funding to Business Development Assistance Group, Inc. (BDAG) for the Annandale Commercial Revitalization District (CRD), and Bailey's Crossroads/Seven Corners Commercial Revitalization District (CRD) Small Business Start-up, Expansion and Retention Services Project; and,

2. Authorizes the Chairman, Vice Chairman, and any Assistant Secretary to execute any and all documents necessary to facilitate this action within the funding available within Fund 142, Community Development Block Grant, as identified in the item presented to the FCRHA at its meeting of December 21, 2005, subject to final approval by the Board of Supervisors.

A motion was made by Commissioner Sellers, seconded by Commissioner McAloon that the FCRHA adopt Resolution Number 95-05. After a presentation by Robert Fields, Director of Revitalization Projects, Revitalization and Redevelopment Division, he responded to questions from the Commissioners. A vote was taken after discussion, and the motion carried unanimously.

7. RESOLUTION NUMBER 96-05

AUTHORIZATION TO EXECUTE A CONTRACT ON BEHALF OF THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY (FCRHA) WITH BANK OF AMERICA TO CONSOLIDATE EXISTING BANKING SERVICES, INCLUDING TRUSTEE ACCOUNTS AND LINES OF CREDIT, AND TO INSTITUTE A LOCKBOX SERVICE FOR RECEIPT OF PAYMENTS TO THE FCRHA

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) wishes to consolidate its banking services, which include two lines of credit and numerous trustee accounts associated the FCRHA bond portfolio, as well as to institute a new lockbox system for receiving payments;

WHEREAS, on September 30, 2005, a Request for Proposals was issued by the Fairfax County Department of Purchasing and Supply Management (DPSM) on behalf of the FCRHA to seek qualified financial institutions to perform these services;

WHEREAS, the Selection Advisory Committee (SAC) appointed by the Department of Housing and Community Development has reviewed proposals and has determined that Bank of America is the most responsive and responsible bidder;

NOW THEREFORE BE IT RESOLVED that the FCRHA authorizes the Chairman, Vice Chairman, Secretary or an Assistant Secretary to execute all necessary documents to effectuate the establishment of this contract prior to the expiration of the lines of credit with SunTrust Banks, Inc.

A motion was made by Commissioner Dunn, seconded by Commissioner Rau, to adopt Resolution Number 96-05. A brief discussion was made by HCD Financial Management Division Director Steven Solomon. After the presentation, Mr. Solomon responded to questions from the Commissioners. A vote was taken after discussion, and the motion carried unanimously.

RESOLUTION NUMBER 96-05A

AUTHORIZATION TO EXTEND LINES OF CREDIT WITH SUNTRUST BANKS, INC., UNTIL JANUARY 16, 2006

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) wishes to consolidate its banking services, which includes two lines of credit with SunTrust Banks, Inc. which will expire on December 31, 2005;

WHEREAS, on September 30, 2005, a Request for Proposals was issued by the Fairfax County Department of Purchasing and Supply Management (DPSM) on behalf of the FCRHA to seek qualified financial institutions to perform these services;

WHEREAS, the Selection Advisory Committee (SAC) appointed by the Department of Housing and Community Development has reviewed proposals and has determined that Bank of America is the most responsive and responsible bidder;

NOW THEREFORE BE IT RESOLVED that the FCRHA authorizes the extension of the existing lines of credit with SunTrust Bank until January 16, 2006;

BE IT FURTHER RESOLVED that the FCRHA authorizes the Chairman, Vice Chairman, Secretary or an Assistant Secretary to execute all necessary documents to effectuate the extension of the lines of credit.

A motion was made by Commissioner Dunn, seconded by Commissioner Litzenberger, to adopt Resolution Numbers 96-05A. A brief presentation was made by HCD Financial Management Division Director Steven Solomon. After the presentation, Mr. Solomon responded to questions from the Commissioners. A vote was taken after discussion, and the motion carried unanimously.

ADMINISTRATIVE ITEMS

1. RESOLUTION NUMBER 97-05

ESTABLISHING THE SCHEDULE FOR
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY
MEETING DATES FOR 2006

BE IT RESOLVED that the regular meetings and the Annual Meeting of the FCRHA for January through December 2006 will be held at the FCRHA Board Room at One University Plaza, 4500 University Drive, Fairfax, Virginia 22030 at 7:00 p.m., unless the Chairman, or in the Chairman's absence, the Vice Chairman, shall authorize a different time, on the following dates:

February	2
March	16
May	4
June	15
July	27 (Annual Meeting)
September	21
October	26
December	7

**January 12 (Special Meeting) - subsequently approved at the
December 21, 2005 FCRHA Meeting

BE IT FURTHER RESOLVED that Citizen Time shall be held at the beginning of each regular meeting and at the Annual Meeting of the FCRHA during 2006.

A motion was made by Commissioner Rau, seconded by Commissioner Litzenberger, that the FCRHA adopt Resolution Number 97-05. A vote was taken, and the motion carried unanimously.

A special meeting scheduled for January 12, 2006, was subsequently approved and added to the 2006 schedule of meetings.

2. RESOLUTION NUMBER 98-05

AMENDMENT TO THE FAIRFAX COUNTY REDEVELOPMENT AND
HOUSING AUTHORITY PURCHASING RESOLUTION TO CONFORM TO THE FAIRFAX
COUNTY PURCHASING RESOLUTION

NOW, THEREFORE, BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby:

- 1) adopts the Fairfax County Purchasing Resolution (hereinafter called the County Purchasing Resolution) with amendments dated November 21, 2005, as presented to the FCHRA at its meeting of December 15, 2005, and incorporates the same as the FCRHA Purchasing Resolution; and
- 2) directs that County Purchasing Resolution shall hereinafter be referred to as the FCRHA Purchasing Resolution.

A motion was made by Commissioner Dunn, seconded by Commissioner Litzenberger, that the FCRHA adopt Resolution Number 98-05. A vote was taken, and the motion carried unanimously.

3. RESOLUTION NUMBER 99-05

AUTHORIZATION TO WRITE-OFF TENANT ACCOUNTS
RECEIVABLE OVER ONE YEAR OLD

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) does hereby authorize the write-off of tenant accounts for the following programs in the following amounts in FY 2005.

Public Housing Program	\$91,441.62
FCRP Program	\$16,398.15

A motion was made by Commissioner Dunn, seconded by Commissioner Sellers, that the FCRHA adopt Resolution Number 99-05. A brief presentation was given by Financial Management Director Steve Solomon. After the presentation, Mr. Solomon responded to questions from the Commissioners. After discussion, a vote was taken by roll call as follows:

A vote was taken by roll call as follows:

AYE

Conrad Egan
Martin Dunn
Elizabeth Lardner
John Litzenberger
Albert McAloon
Lee Rau
Joan Sellers

NAY

John Kershenstein

ABSTAIN

The motion carried, with Commissioner Kershenstein voting nay.

4. RESOLUTION NUMBER 100-05

APPROVAL TO RELEASE FOR PUBLIC COMMENT THE DRAFT FAIRFAX COUNTY
REDEVELOPMENT AND HOUSING AUTHORITY ANNUAL PLAN FOR FISCAL YEAR
2007, PREPARED UNDER THE FEDERAL QUALITY HOUSING AND WORK
RESPONSIBILITY ACT OF 1998, AND AUTHORIZATION TO ADVERTISE A PUBLIC
HEARING ON THE DRAFT PLAN

NOW THEREFORE, BE IT RESOLVED, THAT the Fairfax County Redevelopment
and Housing Authority (FCRHA):

- 1) Approves, for the purpose of seeking public comment, the Annual Plan Update for Fiscal Year 2007 contained in the item on the December 21, 2005, FCRHA agenda; and
- 2) Authorizes the Department of Housing and Community Development to advertise a public hearing on the draft plan to be held at the FCRHA's March 16, 2006 meeting.

A motion was made by Commissioner McAloon, seconded by Commissioner Dunn, that the FCRHA adopt Resolution Number 100-05. A vote was taken after discussion, and the motion carried unanimously.

5. RESOLUTION NUMBER 101-05

AUTHORIZATION TO EXECUTE A CONTRACT AMENDMENT WITH GRIMM AND
PARKER ARCHITECTS FOR ARCHITECTURAL SERVICES FOR THE LEWINSVILLE
EXPANSION PROJECT, SUBJECT TO BOARD OF SUPERVISORS APPROVAL
(DRANESVILLE DISTRICT)

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority
(FCRHA):

1. Authorizes the execution of a contract amendment in the amount of \$1,164,101 for architectural services with Grimm and Parker Architects for the Lewinsville Expansion Project resulting in a revised total contract amount of \$1,314,011 which includes a 10% contingency of \$116,410 and is subject to approval by the Board of Supervisors.

2. Authorizes any of the Assistant Secretaries to execute change orders in an amount up to \$116,410 for unanticipated architectural services for the Lewinsville Expansion Project with Grimm and Parker Architects.

3. Authorizes its Chairman, Vice Chairman or any Assistant Secretary on behalf of the FCRHA to execute and deliver all necessary or appropriate documents relating to the contract amendment for architectural services for the Lewinsville Expansion Project with Grimm and Parker Architects.

4. Authorizes any of the Assistant Secretaries to execute such documents as may be reasonably necessary to effectuate the design and construction of the Lewinsville Expansion Project in accordance with actions previously approved by the FCRHA.

A motion was made by Commissioner Dunn, seconded by Commissioner Rau, that the FCRHA adopt Resolution Number 101-05. A brief presentation was given by Thomas Armstrong, Development Officer, Design, Development and Construction Division. After the presentation, Mr. Armstrong responded to questions from the Commissioners. A vote was taken after discussion, and the motion carried unanimously.

RESOLUTION NUMBER 102-05

AUTHORIZATION TO EXECUTE A CONTRACT AMENDMENT WITH VIKA
INCORPORATED FOR ENGINEERING SERVICES TO IMPLEMENT THE DESIGN AND
DEVELOPMENT OF THE LEWINSVILLE EXPANSION PROJECT, SUBJECT TO BOARD
OF SUPERVISORS APPROVAL (DRANESVILLE DISTRICT)

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority
(FCRHA):

1. Authorizes the execution of a contract amendment for engineering services with VIKA Incorporated in the amount of \$123,900 for services to implement the design and development of the Lewinsville Expansion Project resulting in an amended contract amount of \$160,103 which includes a 10% contingency of \$12,390 and is subject to approval by the Board of Supervisors.
2. Authorizes any of the Assistant Secretaries to execute change orders in an amount up to \$12,390 for unanticipated engineering services for the Lewinsville Expansion Project with VIKA Incorporated.
3. Authorizes its Chairman, Vice Chairman or any Assistant Secretary on behalf of the FCRHA to execute and deliver all necessary or appropriate documents relating to the contract amendment for engineering services for the Lewinsville Expansion Project with VIKA Incorporated.
4. Authorizes any of the Assistant Secretaries to execute such documents as may be reasonably necessary to effectuate the design and construction of the Lewinsville Expansion Project in accordance with actions previously approved by the FCRHA.

A motion was made by Commissioner Dunn, seconded by Commissioner Rau, that the FCRHA adopt Resolution Number 102-05. A vote was taken, and the motion carried unanimously.

INFORMATION ITEMS:

1. Fairfax County Redevelopment and Housing Authority Meeting Summary – October 27, 2005
2. Contracts of \$50,000 or Less
3. Minutes of the Planning and Development Committee Meeting – December 7, 2005
4. Minutes of the Finance Committee Meeting – December 7, 2005

5. Summary of the Board of Supervisors Housing Committee Meeting – October 14, 2005
6. Affordable Dwelling Unit (ADU) Tracking Report – *Brief discussion. HCD staff will provide the new Housing map, as requested by Commissioner Kershenstein. (The maps were subsequently provided.)*
7. Update on Efforts to Assist Hurricane Katrina Evacuees – *Brief presentation and discussion*
8. Moderate Income Direct Sales (MIDS) Tracking Report – *Brief discussion. The Commissioners bid farewell to Bonnie Conrad, Program Manager, First time Homebuyers Program. Ms. Conrad will be moving to Florida and therefore leaving HCD in late January.*
9. Cross-Collateralization Policy of the Virginia Housing Development Authority – *Brief presentation by Director of Real Estate Finance and Grants Management Division, Aseem Nigam, with input from HCD Director Paula Sampson, and brief discussion*
10. Update on Predevelopment Funding for the Yorkville Cooperative Project (Providence District) *Brief presentation by Michael Pearman, Management Analyst, and brief discussion*
11. Fairfax County Redevelopment and Housing Authority Calendars of Meetings for January, February, and March 2006
12. Subordination Agreement with Robert Pierre Johnson (RPJ) Housing for Mount Vernon Gardens Apartments (Lee District) – *discussed earlier during the meeting*

CLOSED SESSION:

A motion was made by Commission Dunn, seconded by Commissioner Litzenberger, that the FCRHA recess and go into Closed Session for discussion and consideration, pursuant to Virginia Code Section 2.2-3711(A)(3), of the acquisition of real property for a public purpose located in Fairfax County and the disposition of publicly held real property located in Fairfax County where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Fairfax County Redevelopment and Housing Authority.

For consultation with legal counsel and briefing by staff members pertaining to actual litigation in connection with Washington Mutual Bank, FA, et al. v. Costello P. Wilson, III, et al., Civil Action No. 1:05-cv-605 in the United States District Court for the Eastern District of Virginia (Alexandria Division), pursuant to Virginia Code Section 2.2-3711(A)(7) where discussion in an open meeting would adversely affect the negotiating or litigating posture of the FCRHA

A vote was taken; the motion carried, and the FCRHA went into Closed Session at 9:02 p.m.

OPEN MEETING RESUMED

A motion was made by Commissioner Dunn, seconded by Commissioner Rau, that the members of the Fairfax County Redevelopment and Housing Authority certify that to the best of their knowledge only public business matters lawfully exempted from the open meeting requirements prescribed by the Virginia Freedom of Information Act and only matters identified in the motion to convene Closed Session were heard, discussed or considered by the Fairfax County Redevelopment and Housing Authority during Closed Session.

A vote was taken by roll call as follows:

AYE

Conrad Egan
Martin Dunn
Elizabeth Lardner
John Litzenberger
John Kershenstein
Albert McAloon
Lee Rau
Joan Sellers

NAY

ABSTAIN

The motion carried, and the FCRHA resumed Open Meeting at 9:42 p.m.

ACTION ITEMS CONT'D

8.

RESOLUTION NUMBER 103-05

AUTHORIZATION TO CURE THE DEFAULT ON THE PROPERTY; AND/OR
AUTHORIZATION TO BID/PURCHASE AT THE FORECLOSURE SALE OF 3983
PINEHURST GREENS DRIVE, FAIRFAX, VA 22033 (ADU PROPERTY), AN AFFORDABLE
DWELLING UNIT IN THE SULLY DISTRICT

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA)

1. Authorizes the Chairman, Vice Chairman, or any Assistant Secretary, to negotiate and to execute any and all documents necessary to cure the loan default on the ADU Property; extend a loan secured by a promissory note and deed of trust in an amount not to exceed the amounts discussed in closed session, at its meeting on December 21, 2005, under the following terms.

- a) The loan shall accrue interest at 5% (simple interest).
 - b) Payments will be deferred until the expiration of the control period when the loan will be due and payable. The loan will also be due immediately upon sale or transfer of the ADU property or any part thereof or death of the owner.
 - c) The loan is contingent upon the owner signing and allowing the recordation on the ADU property of amended covenant in the form of the current ADU covenants.
 - d) The loan is contingent upon the owner agreeing to participate in a financial education approved by the Department of Housing and Community Development and one-on-one counseling regarding the program requirements.
2. Authorizes bidding at the foreclosure sale for the purchase of the ADU Property not to exceed the amount presented by staff in Closed Session; and
 3. Authorizes the Chairman, Vice Chairman, or any Assistant Secretary, to negotiate and to execute any and all documents necessary to purchase the Property and resell the Property in accordance with the foreclosure guidelines as presented by staff in Closed Session; and
 4. Authorizes drawing upon Fund 143, Moderate Income Direct Sale (MIDS) Resale Project not to exceed the amount presented by staff in Closed Session to cover either a loan to cure the default or acquisition and carrying costs to be repaid from the sale of the unit as a First-Time Homebuyer-Direct Sales Unit to a program qualified First-Time Homebuyer.

A motion was made by Commissioner Litzenberger, seconded by Commissioner Kershenstein, that the FCRHA adopt Resolution Number 103-05, as discussed in Closed Session. A vote was taken, and the motion carried unanimously.

BOARD MATTERS – See Attachment #1

ADJOURNMENT

A motion was made by Commissioner Litzenberger, seconded by Commissioner Kershenstein, to adjourn the meeting at 10:00 p.m. A vote was taken and the motion carried unanimously.

(Seal)

Conrad Egan, Chair

Paula C. Sampson, Assistant Secretary